

HOA-Oasis Villa  
Balance Sheet  
For the Four Months Ending April 30, 2023

**ASSETS**

Current Assets		
Bank of America	\$30,194.36	
Reserve Account	\$1,121,651.56	
Accounts Receivable, Dues	\$6,219.26	
Due (to) from Reserves	\$53,751.30	
Allowance for Doubtful Accounts	<u>(\$1,154.00)</u>	
Total Current Assets		<u>1,210,662.48</u>
Other Assets		
Prepaid Expenses	<u>\$45,300.51</u>	
Total Other Assets		<u>45,300.51</u>
TOTAL ASSETS		<u><u>1,255,962.99</u></u>

**LIABILITIES AND CAPITAL**

Current Liabilities		
Accounts Payable	\$42,444.49	
Prepaid Dues	\$23,186.30	
Due to (from) Reserves	<u>\$53,751.30</u>	
Total Current Liabilities		<u>119,382.09</u>
Total Liabilities		<u>119,382.09</u>
Capital		
Reserves	\$1,186,391.11	
Retained Earnings	(\$2,308.91)	
Net Income	<u>(\$47,501.30)</u>	
Total Capital		<u>1,136,580.90</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,255,962.99</u></u>

HOA-Oasis Villa  
Income Statement  
For the Four Months Ending April 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$107,399.15	\$107,400.00	\$429,596.60	\$429,600.00	(\$3.40)	\$1,288,795.00
Interest Income	9.22	12.00	36.78	48.00	(11.22)	144.00
Late Charge Income	53.43	0.00	329.01	0.00	329.01	0.00
Contribution from VI	1,654.00	1,654.00	6,616.00	6,616.00	0.00	19,848.00
<b>Total Operating Revenue</b>	<b>109,115.80</b>	<b>109,066.00</b>	<b>436,578.39</b>	<b>436,264.00</b>	<b>314.39</b>	<b>1,308,787.00</b>
<b>OPERATING EXPENSES</b>						
Payroll & Insurance						
Contract Svc. Common Area	0.00	0.00	141.00	0.00	(141.00)	0.00
Workers Comp-Landscaping	526.83	25.00	2,107.32	100.00	(2,007.32)	300.00
<b>Total Payroll &amp; Ins Exp</b>	<b>526.83</b>	<b>25.00</b>	<b>2,248.32</b>	<b>100.00</b>	<b>(2,148.32)</b>	<b>300.00</b>
General & Administrative						
Management Fee	1,850.00	1,850.00	7,400.00	7,400.00	0.00	22,200.00
Bank Fees	3.00	0.00	106.80	0.00	(106.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	4,800.00	5,600.00	800.00	16,900.00
Professional Fees, Acctg	2,800.00	1,700.00	4,123.21	4,500.00	376.79	6,400.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	263.81	200.00	(63.81)	600.00
Legal Expenses	750.00	700.00	750.00	2,800.00	2,050.00	13,700.00
Contract Security	2,000.00	2,000.00	8,000.00	8,000.00	0.00	24,000.00
Insurance-Prop & Liability	14,626.26	16,500.00	57,716.51	66,000.00	8,283.49	210,000.00
Insurance Claims	(3,100.00)	0.00	(3,100.00)	0.00	3,100.00	0.00
Insurance-Dir & Officers	304.26	171.00	1,184.07	684.00	(500.07)	2,284.00
<b>Total General &amp; Admin Exp</b>	<b>20,433.52</b>	<b>24,371.00</b>	<b>81,244.40</b>	<b>95,884.00</b>	<b>14,639.60</b>	<b>303,884.00</b>
Repairs & Maintenance						
Contract Pest Control	856.00	167.00	933.00	668.00	(265.00)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	1,600.00	(1,456.01)	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	30,000.00	30,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,021.01	1,000.00	(21.01)	1,000.00
Repair/Maint-Driveways/Rds	0.00	100.00	0.00	400.00	400.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	400.00	265.00	1,200.00
Repair/Maint-Pipes/Sprinkler	880.91	850.00	17,285.77	3,400.00	(13,885.77)	10,200.00
Repair/Maint-Pool/Spa	2,355.83	1,000.00	2,840.83	4,000.00	1,159.17	12,000.00
Supplies-Exterior Lights	0.00	250.00	1,166.74	1,000.00	(166.74)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	340.00	340.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	112,844.00	112,000.00	(844.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	1,600.00	1,398.19	4,800.00
<b>Total Repairs &amp; Maint Exp</b>	<b>39,803.74</b>	<b>38,852.00</b>	<b>169,484.17</b>	<b>156,408.00</b>	<b>(13,076.17)</b>	<b>467,220.00</b>
Utilities						
Cable	5,957.39	5,200.00	23,554.04	20,800.00	(2,754.04)	62,400.00
Electricity	8,548.93	10,820.00	36,234.46	44,188.00	7,953.54	127,901.00
Garbage	4,469.02	4,800.00	20,871.59	19,200.00	(1,671.59)	57,600.00
Gas	15,221.42	14,196.00	124,683.19	81,315.00	(43,368.19)	137,836.00
Sewer/Water	7,181.23	11,074.67	25,760.92	32,234.38	6,473.46	131,646.00
<b>Total Utilities</b>	<b>41,377.99</b>	<b>46,090.67</b>	<b>231,104.20</b>	<b>197,737.38</b>	<b>(33,366.82)</b>	<b>517,383.00</b>
<b>Total Operating Expenses</b>	<b>102,142.08</b>	<b>109,338.67</b>	<b>484,081.09</b>	<b>450,129.38</b>	<b>(33,951.71)</b>	<b>1,288,787.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>6,973.72</b>	<b>(272.67)</b>	<b>(47,502.70)</b>	<b>(13,865.38)</b>	<b>(33,637.32)</b>	<b>20,000.00</b>

HOA-Oasis Villa  
Income Statement  
For the Four Months Ending April 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>RESERVE REVENUE</b>						
Reserve Contribution Income	22,000.35	22,000.00	88,001.40	88,000.00	1.40	264,000.00
W/D from Reserves	15,879.56	0.00	46,018.81	302,100.00	(256,081.19)	302,100.00
<b>Total Reserve Revenue</b>	<b>37,879.91</b>	<b>22,000.00</b>	<b>134,020.21</b>	<b>390,100.00</b>	<b>(256,079.79)</b>	<b>566,100.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	22,000.00	22,000.00	88,000.00	88,000.00	0.00	264,000.00
Access System	0.00	0.00	1,475.00	0.00	(1,475.00)	0.00
Pool & Spa	0.00	0.00	0.00	90,600.00	90,600.00	90,600.00
Pool Area Fencing and Gates	4,200.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	3,172.16	0.00	3,172.16	18,000.00	14,827.84	18,000.00
Pool Heaters	260.00	0.00	260.00	0.00	(260.00)	0.00
Asphalt & Concrete	6,812.40	0.00	6,812.40	49,000.00	42,187.60	49,000.00
Landscape & Irrigation	1,015.00	0.00	1,015.00	39,500.00	38,485.00	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Reserve Study	150.00	0.00	150.00	0.00	(150.00)	0.00
Beams-Dumpster Areas	0.00	0.00	10,240.00	0.00	(10,240.00)	0.00
Beams-Bus Stop	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Lake Motors	270.00	0.00	1,938.25	0.00	(1,938.25)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00
Domestic Water	0.00	0.00	1,250.00	35,000.00	33,750.00	35,000.00
<b>Total Reserve Expenses</b>	<b>37,879.56</b>	<b>22,000.00</b>	<b>134,018.81</b>	<b>390,100.00</b>	<b>256,081.19</b>	<b>566,100.00</b>
<b>RESERVE SURPLUS (DEFICIT)</b>	<b>0.35</b>	<b>0.00</b>	<b>1.40</b>	<b>0.00</b>	<b>1.40</b>	<b>0.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>6,974.07</b>	<b>(272.67)</b>	<b>(47,501.30)</b>	<b>(13,865.38)</b>	<b>(33,635.92)</b>	<b>20,000.00</b>